

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 23, 2003**

PRESENT: John R. Byers, Mount Vernon District
Frank de la Fe, Hunter Mill District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Ilryong Moon, Commissioner At-Large

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Kelso MOVED TO DEFER THE PUBLIC HEARING ON
PCA 84-L-083, JIMMIE K. WALKER & MARGIE L. WALKER, TO A DATE CERTAIN
OF NOVEMBER 19, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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RZ 2003-LE-001 – CALVARY ROAD BAPTIST CHURCH

SEA 85-L-001-2 – CALVARY ROAD BAPTIST CHURCH

(Decision Only) (The public hearing on these applications was held on October 8, 2003. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-LE-001, SUBJECT TO THE PROFFERS NOW DATED SEPTEMBER 26, 2003.

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 85-L-001-2, SUBJECT TO THE DEVELOPMENT CONDITIONS THAT ARE NOW DATED OCTOBER 14, 2003.

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN PROPERTY LINE IN FAVOR OF THE EXISTING VEGETATION.

Commissioner Byers seconded the motion which carried by a vote of 7-0-1 with Commissioner Murphy abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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FS-P03-26 – SPRINT PCS – 3300 GALLOWS ROAD

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY SPRINT PCS, FOR THE EXISTING FAIRFAX WATER AUTHORITY WATER TANK, LOCATED AT 3300 GALLOWS ROAD, IS IN CONFORMANCE WITH RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A “FEATURE SHOWN” PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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RZ 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC.

FDP 2003-PR-002 - CHRISTOPHER MANAGEMENT, INC

(Decision Only) (The public hearing on these applications was held on October 15, 2003. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-PR-002, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED OCTOBER 23, 2003 AND APPROVE THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-PR-002, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-PR-002.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE P DISTRICT VARIANCES, PURSUANT TO THE PROVISIONS OF SECTION 16-401, TO ALLOW A PLANNED DEVELOPMENT HOUSING DISTRICT THAT IS LESS THAN TWO ACRES IN SIZE AND TO ALLOW A FENCE HIGHER THAN FOUR FEET IN A FRONT YARD.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE TRANSITIONAL SCREENING YARD REQUIREMENT ALONG THE EASTERN, WESTERN AND SOUTHERN BOUNDARIES AND BETWEEN THE PROPOSED MULTI-FAMILY BUILDING AND THE SINGLE FAMILY DETACHED DWELLING UNITS BE MODIFIED IN ACCORDANCE WITH THE DRAFT PROFFERS FROM THE CDP/FDP AND THAT THE BARRIER REQUIREMENT BE WAIVED ALONG COLONIAL LANE.

Commissioner Koch seconded the motion which carried by a vote of 6-0-2 with Commissioners Byers and Kelso abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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RZ 2003-SP-021 - CLARKE L. MASSIE
FDP 2003-SP-021 - CLARKE L. MASSIE

(Decision Only) (The public hearing on these applications was held on October 22, 2003. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2003-SP-021, SUBJECT TO THE PROFFERS DATED OCTOBER 23, 2003.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-SP-021, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE THE MODIFICATION OF THE TRAIL REQUIREMENT ON LEE CHAPEL ROAD IN FAVOR OF THE PROPOSED FIVE FOOT WIDE SIDEWALK AS SHOWN ON THE CDP/FDP.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A VARIANCE TO THE LIMITATION ON THE FENCE HEIGHT PER PARAGRAPH 8, SECTION 16-401, TO PERMIT THE PROPOSED FENCE ALONG LEE CHAPEL ROAD TO BE UP TO SIX FEET IN HEIGHT WITH POSTS AT SEVEN FEET IN HEIGHT.

Commissioner Koch seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda:

1. SE 2003-MV-021 – AMERICAN LEGION POST 162, INC.
2. SE 2003-MV-020 – COLLINGWOOD LIBRARY & MUSEUM
3. RZ 2002-PR-047 – WL HOMES, LLC, dba JOHN LAING HOMES – WASHINGTON
FDP 2002-PR-047 – WL HOMES, LLC, dba JOHN LAING HOMES – WASHINGTON
4. RZ 2003-PR-032 – DEWBERRY VI LLC
5. RZ 2003-LE-025 - CHRISTOPHER MANAGEMENT
FDP 2003-LE-025 – CHRISTOPHER MANAGEMENT
PCA C-448-29 - CHRISTOPHER MANAGEMENT
FDP C-448-38 - CHRISTOPHER MANAGEMENT

This order was accepted without objection.

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SE 2003-MV-021 - AMERICAN LEGION POST 162, INC. - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a public benefit association. Located at 8210 Legion Dr. on approx. 4.94 ac. of land zoned R-1. Tax Map 107-3 ((1)) 10 and 11A. MOUNT VERNON DISTRICT. PUBLIC HEARING.

William Strawsburg, applicant, reaffirmed the affidavit dated October 3, 2003. There were no disclosures by Commission members.

Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

There were no listed speakers and Chairman Murphy called for speakers from the audience, but received no response.

Commissioner Byers noted that this case had not yet been presented to the Mount Vernon Council and he announced his intention to defer the decision only to allow the applicant to meet with the Planning and Zoning Committee.

There were no further comments or questions from the Commission and Ms. Godfrey had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Byers MOVED THAT WE DEFER THE DECISION ONLY ON SE 2003-MV-021 TO A DATE CERTAIN OF NOVEMBER 6, 2003 WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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SE 2003-MV-020 - FOUNDATION FOR THE COLLINGWOOD LIBRARY & MUSEUM ON AMERICANISM - Appl. under Sect. 3-204 of the Zoning Ordinance to permit approval of the existing museum, library, public benefit association and cultural center previously approved under Special Permit to add a conference center. Located at 8301 East Blvd. on approx. 8.80 ac. of land zoned R-2. Tax Map 102-4 ((1)) 71 and 71A. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mary Schukraft, Esquire, with McGuire Woods LLP, reaffirmed the affidavit dated October 1, 2003. There were no disclosures by Commission members.

Commissioner Byers asked Chairman Murphy to ascertain if there were any speakers in the audience for the application. There were none, therefore Chairman Murphy waived the presentations by staff and the applicant and closed the public hearing. (A verbatim excerpt is in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE SE 2003-MV-020 SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED OCTOBER 17, 2003.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION OF THE SETBACK REQUIREMENT OF 100 FEET FROM RESIDENTIAL PROPERTY ALONG THE NORTHERN BOUNDARY, PURSUANT TO SECTION 9-305, TO PERMIT A SETBACK OF 25 FEET FOR THE NEW CONFERENCE CENTER AND 35 FEET FOR THE EXISTING STRUCTURE, AS SHOWN ON THE SE PLAT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A MODIFICATION TO THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN AND SOUTHERN BOUNDARIES IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE SE PLAT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHEASTERN PROPERTY BOUNDARY.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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RZ 2002-PR-047/FDP 2002-PR-047 - WL HOMES, LLC, D/B/A JOHN LAING HOMES-WASHINGTON - Appls. to rezone from R-1 and HC to PDH-5 and HC to permit residential development at a density of 4.40 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the N.W. quadrant of the intersection of Lee Hwy. and Cedarest Rd. on approx. 5.68 ac. of land. Comp. Plan Rec: 4-5 du/ac and 1-2 du/ac. Tax Map 48-4 ((1)) 31, 33, 33A, 33B and 49-3 ((2)) 7, 9 and 10. PROVIDENCE DISTRICT. PUBLIC HEARING.

Stephen K. Fox, Esquire, reaffirmed the affidavit dated October 9, 2003. There were no disclosures by Commission members.

Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the applications.

In response to a question from Commissioner Harsel, Ms. Belgin stated all of the properties to the west of the subject property could be redeveloped in the future and explained that the front portion was already zoned commercial. She said that staff felt that consolidation should include the commercial property which would allow access from the service drive.

Mr. Fox stated that this application satisfied the recommendations of the Comprehensive Plan. He noted that this type of development represented a unique housing opportunity and was near two Metro stations. He said the application also met the standards of the PDH Ordinance. In conclusion, Mr. Fox noted the application had the support of staff and requested favorable consideration.

Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Ms. Fran Wallingford, 3230 Wynford Drive, Fairfax, representing Fairfield Elementary School, thanked the applicant for considering the school in the proffer package. She questioned the proffer recommendation for full funding and suggested the verbiage reflect that the school would be fully funded prior to the issuance of the first residential use permit.

There were no more speakers, therefore Chairman Murphy called upon Mr. Fox for a rebuttal statement. Mr. Fox declined.

In response to a question from Commissioner Smyth, Mr. Fox reaffirmed that the schools were fully funded. Mr. Fox stated that he would ask the applicant if there would be a problem moving up the funding prior to the issuance of the first residential use permit and would seek approval for this change at the Board of Supervisors hearing.

In response to questions from Commissioner Wilson and Chairman Murphy, Mr. Fox said the outdoor lighting would be in conformance with the Outdoor Lighting Standards and would be addressed during the site plan process.

In response to a question from Commissioner Harsel, Mr. Fox clarified the definition of building- mounted outdoor lighting.

Commissioner Smyth thanked the applicant for his efforts to resolve the neighborhood's issues.

There were no further comments or questions from the Commission and Ms. Belgin had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this case. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2002-PR-047 AND THE CONCEPTUAL DEVELOPMENT PLAN, SUBJECT TO THE PROFFERS WHICH ARE NOW DATED OCTOBER 23, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2002-PR-047, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2002-PR-047.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE IN ACCORDANCE WITH PARAGRAPH 8 OF SECTION 16-401 TO PERMIT A NOISE WALL LOCATED IN THE FRONT YARD TO BE A MAXIMUM HEIGHT OF SEVEN FEET.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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RZ 2003-PR-032 - DEWBERRY VI LLC - Appl. to rezone from R-1 and C-3 to C-3 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.68. Located in the S.W. quadrant of the intersection of Arlington Blvd. and Williams Dr., and N. and S. of Pennell St. on approx. 9.20 ac. of land. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 135; 49-3 ((9)) 1B, 2, 2A, 3, 7A and 11A. PROVIDENCE DISTRICT. PUBLIC HEARING.

Martin Walsh, Esquire, with Walsh, Colucci, Lubeley, Emrich & Terpak, reaffirmed the affidavit dated September 23, 2003. There were no disclosures by Commission members. Commissioner Smyth noted however, that listed in the affidavit was a contribution to her campaign for the

Providence District Supervisor. She said the contribution had been returned and the affidavit would be corrected.

Bill Mayland, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Walsh explained that the proposed development would provide significant improvement and benefit to the area, including new turn lanes, travel demand management strategies, a bus shelter on Route 50, contributions toward Merrifield shuttle bus service, and implementation of the Merrifield streetscape standard. In conclusion, he stated the application had been endorsed by the Greater Merrifield Business and Civic Association, and had the support of staff and was in compliance with the Comprehensive Plan.

Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

Mr. Gordon Hay, Director, Life With Cancer, 3300 Gallows Road, Falls Church, spoke in favor of the application. He submitted additional letters and e-mail messages supporting the application. (Copies of the letters and e-mail messages are in the date file).

Mr. Tom Christensen, 3609 Prosperity Avenue, Fairfax, President of the Pineridge Civic Association spoke in favor of the application.

There were no more speakers, therefore Chairman Murphy called upon Mr. Walsh for a rebuttal statement. He stated that no rebuttal was necessary.

There were no comments or questions from the Commission or closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2003-PR-032, SUBJECT TO THE EXECUTED PROFFERS DATED OCTOBER 20, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THE LANDSCAPING AND BARRIERS DEPICTED ON THE GENERALIZED DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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PCA C-448-29/FDP C-448-38 - CHRISTOPHER MANAGEMENT, INC. –
Appls. to amend a portion of RZ C-448 previously approved as
residential open space to permit a road connection from Lake Village Dr.
to the proposed residential development to the north. Located on the
N. side of Lake Village Dr. on approx. 3.60 ac. of land zoned PDH-4.
Tax Map 91-2 ((12)) 19. (Concurrent with RZ/FDP 2003-LE-025.)
LEE DISTRICT. PUBLIC HEARING.

Greg Riegle, Esquire, McGuire Woods LLP reaffirmed the affidavits dated October 10, 2003.
There were no disclosures by Commission members.

Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. Mr. Braham noted that staff recommended denial due to the need for preservation of the stream valley and the status of the central road through the proposed development that had not been adequately addressed. Mr. Braham also noted that the revised proffers improved the manner in which the two major issues would be addressed; however, it had not been established that the central street would be accepted into the state system and the extent and type of techniques proffered to protect the stream valley had not been clarified so it was not clear that the stream valley would be protected, as recommended, by the Comprehensive Plan.

Commissioner Kelso commented that during the 1997 APR process, a nomination in this area had been submitted to direct the future development of a higher density residential community with specific institutional uses. He said during that time he had worked closely with the Lee District Land Use Task Force, the neighboring Reality Gospel Church, and residents to establish specific controls to ensure that development would be environmentally sensitive and that all existing driveway entrances onto Van Dorn Street would be removed. He noted that during the most recent APR process, controls had been tightened concerning the preservation of the stream valley, establishment of recreational areas, and road improvements. He explained that the new Mormon Church had been completed with a temporary entrance from Van Dorn Street pending the future development, which would become part of the Kingstowne Homeowners Association and subject to its controls, covenants, and architectural reviews. He noted that the new development would be within easy walking distance to the North Village Recreation Complex and that the Kingstowne Residential Owners Corporation had worked closely with the applicant to ensure a compatible design. He pointed out that Villa Street, the central spine access way, had been accepted by the Virginia Department of Transportation as a State roadway. He said the Lee District Transportation Commissioner would work directly with the applicant to fully address transportation issues as proffered, and that the Chairman of the Environmental Quality Advisory Council would walk the site before and during development to ensure that all stream valley and

environmental issues were fully addressed as proffered. He said the connection to Lake Village Drive, as required by the Comprehensive Plan, would address transportation issues.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission or closing staff remarks, therefore he closed the public hearing and recognized Commissioner Kelso for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-LE-025, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 22, 2003 AND APPROVAL OF THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-LE-025, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-LE-025 AND ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF PCA C-448-29 TO THE BOARD OF SUPERVISORS, SUBJECT TO THE EXECUTION OF PROFFERS DATED OCTOBER 10, 2003.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION APPROVE FDPA C-448-38, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2003-LE-025 AND PCA C-448-29.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE FOLLOWING MODIFICATIONS ASSOCIATED WITH RZ/FDPA 2003-LE-025:

A MODIFICATION OF TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENTS ALONG THE NORTHERN BOUNDARY AND ADJACENT TO THE AFFORDABLE DWELLING UNITS IN THE NORTHWESTERN CORNER OF THE PROPERTY TO THAT SHOWN ON THE CDP/FDP;

A MODIFICATION OF A LIMITATION OF THE LENGTH OF A PRIVATE STREET; AND,

A MODIFICATION TO THE PUBLIC FACILITIES MANUAL REQUIREMENTS WITH REGARD TO RADIUS AND WIDTH OF PUBLIC STREETS AS SHOWN ON THE CDP/FDP.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE FINAL SITE DEVELOPMENT PLANS BE FORWARDED BY DPWES, SITE DEVELOPMENT SERVICES, TO THE LEE DISTRICT SUPERVISOR'S OFFICE FOR REVIEW AND COMMENT PRIOR TO THE ISSUANCE OF FINAL SITE PLAN PERMIT.

Commissioner Koch seconded the motion which carried by a vote of 6-1-0 with Commissioner Wilson opposed; Commissioner Byers not present for the vote; Commissioners Alcorn, DuBois, Hall and Moon absent from the meeting.

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The meeting was adjourned at 10:21 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Karen M. Everett
Approved on: April 19, 2006

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission